

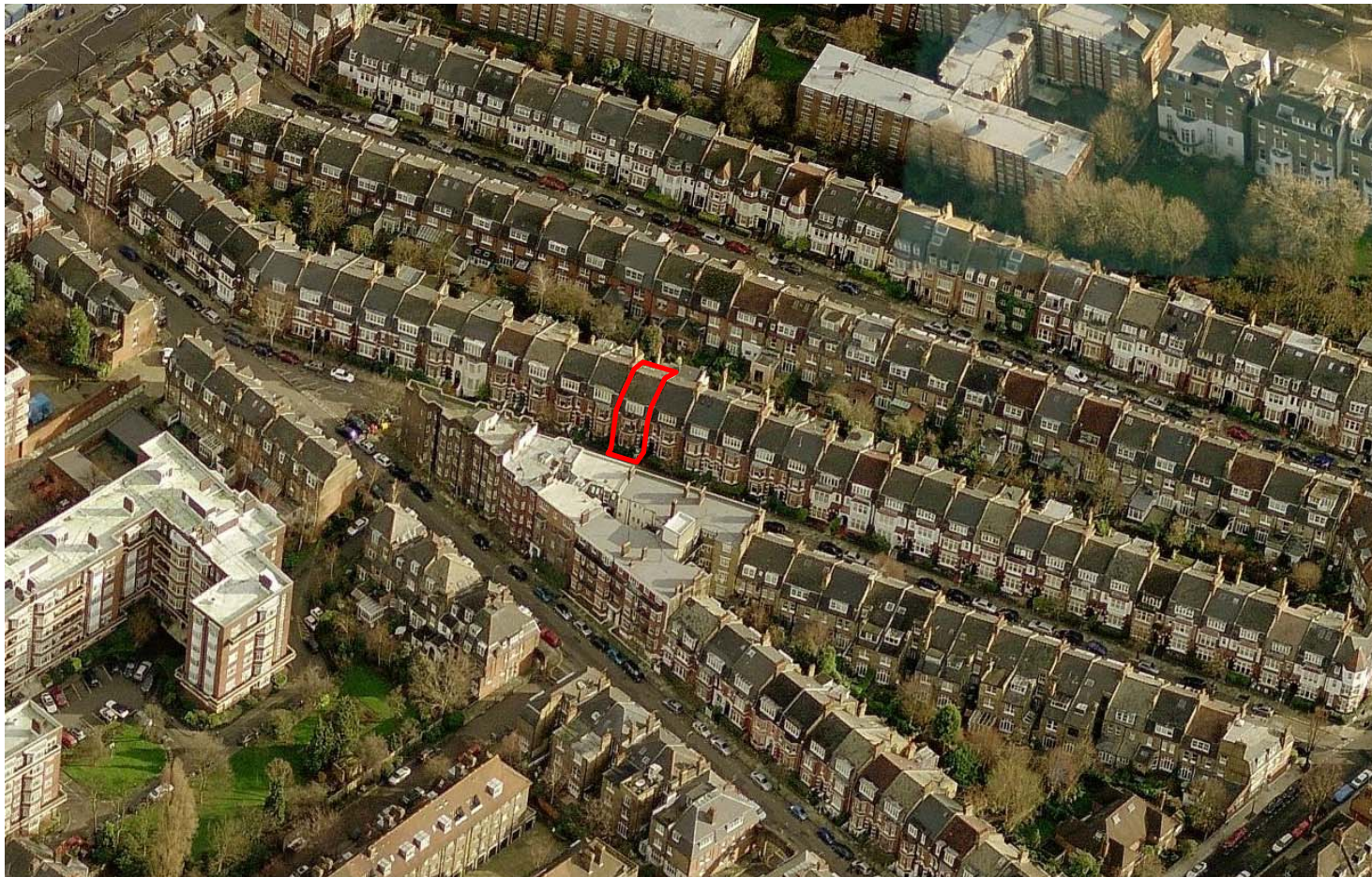
## Design & Access Statement to accompany planning application to 21 Glenmore Road London NW3 4BY

### Conversion of Single dwelling house into 2 self contained dwelling flats

#### Overview of the property

The statement is concerned with an application for Planning Permission to convert an existing single dwelling house into 2 self contained 2 bedroom flats. The property is a 3 storey terraced house on the South side of the street, it is located within the Belsize conservation area but is not Listed.

This document accompanies drawings 1507-01, 02 & 03 and the lifetimes home appraisal.



View of Site looking South – East with No 21 Glenmore road highlighted

## The existing building

Glenmore Road was set out and built in the early 20<sup>th</sup> century, along with neighbouring streets Glenilla Road, Glenloch Road & Howitt Road. These streets are uniform in style, and typical of the turn of the century style with red brick walls, slate covered pitched roofs and white painted decorative stucco details. These are arranged in long consistent terraces, all houses have are 3 storey with large bay windows and original Mansard type roofs. These terraces were generally built without basements, but have original small cellars under the entrance hallways only.

No 21 is a virtually unaltered original house, a small ground floor infill has been added to the rear, as common with these buildings. The property is approx. 240 sq m over 3 floors and is arranged with 2 large living spaces and 5 bedrooms, it also benefits from a rear yard of approx. 50 sq metres. The front elevation is original and retains original stained glass and original pattern front entrance steps and path.

## Planning History

There is little history on this property, it is in virtually original condition. There is one minor planning application viewable on Camdens website as follows:

Aug 1973: case CTP/g8/5/10/16547 Single storey rear extension to provide new bathroom.

There are 2 recent similar cases in the same street little history on this property, it is in virtually original condition. There is one minor planning application viewable on Camdens website as follows:

35 Glenmore Rd Sept 2013: case 2013/4948/p Conversion of existing bedsit and self contained flat at ground floor to a 2-bed self contained flat

22 Glenmore Rd July 2005: case 2005/5423/p The change of use and works of conversion from a single family dwelling house into 2 self contained flats (1 x 2 bed and 1 x 3 bed) and the erection of an enlarged dormer

## Use & Layout

The proposal sets out to successfully divide the existing house equally and to preserve the original layout and appearance. As there are no external alterations necessary, the original external appearance will be preserved and there are therefore no changes to the character of the building or conservation area.

The internal floor space has been divided as evenly as possible, and to limit the changes to the floorplans and maintain as many original architectural features as possible. . This has been achieved, the original staircase shall be retained and all principal internal rooms shall be maintained.

This results with the ground floor flat of approx. 115 sq metres, and the upper flat of approx. 85 sq metres, both of these would be in excess of the London Plan space requirements for a 2 bedroom residential unit.

Care is taken in the layouts to arrange the new spaces to avoid conflicts of sleeping and living zones both between and within the dwellings. Accordingly, living spaces are vertically stacked between the 2 dwellings and there are no common staircases which oversail. The conversion shall be subject to Building Regulations approval which shall require sound separation between the 2 dwellings and between a dwelling and a common area.

Furthermore, the ground floor flat is arranged so as to accommodate an ambulant or wheelchair bound disabled person by incorporating wide corridors and an accessible bathroom. It is not considered to be an ideal dwelling for a wheelchair user, due to the stepped approach to the building. It would however be very suitable for a temporary use for a disabled occupant.

There is adequate storage area for refuse and recycling bins at the front yard of the property. It is not envisaged that refuse would increase.

### **Access**

As there is one new dwelling in this development, it is not a requirement to make the existing dwelling comply with the guidance, the upper flat is therefore nominated as the retained dwelling. The ground floor unit has therefore been designed to be adapted for disabled use as far as possible within the confines of the existing structure.

A lifetimes homes assessment accompanies this application and this is seen to be generally compliant. Access within the converted building is not up to the same standard as a new dwelling and not all of the standards are complied with. The largest single contributor to this is the changes of level both on access to and within the building. It is not considered feasible to create a level access threshold to the common entrance, although these can be improved with the addition of handrails and lighting.

The new ground floor dwelling would support a temporary disabled occupation with access within the dwelling to all key areas for living, kitchen bedroom and bathroom facilities. It is not practical to revise all the ground floors to one level, as these would disrupt the floor levels on the upper floors as well.

### **Conclusion**

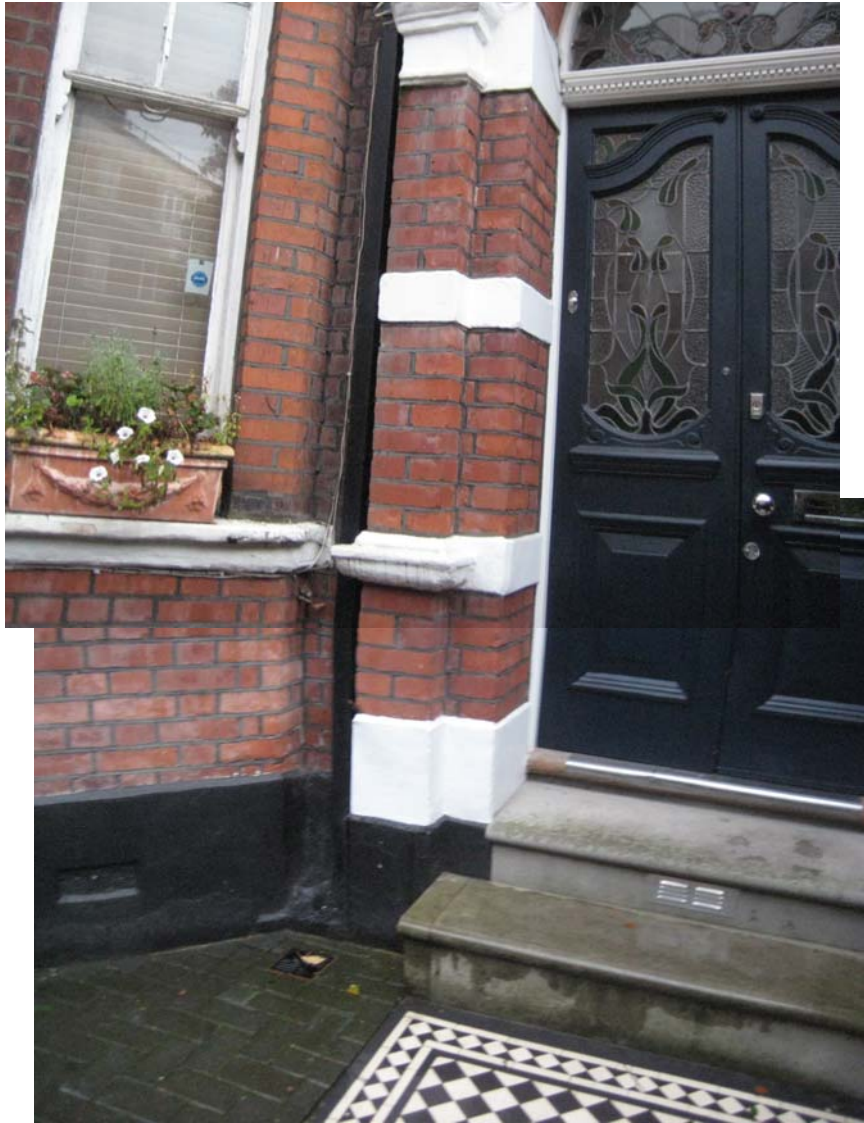
This development creates a new residential unit which complies with current space standard of the London plan without any loss of character or amenity to the conservation area. This development can also be seen to be counteracting the current trend where similar properties which have been previously divided into flats are now being reconverted back to single family houses – which is a loss of housing units. The 2 proposed units are also comfortable units, and exceed minimal standards.

This development would be neutral in appearance but a positive addition to the count of suitable housing provision.

## Photographs



Street elevation – No 21 is the left hand property



**views of the principal entrance**



**views of existing (common) staircase at Ground floor**



**view of steps within common hall**